

175.0

0006

0005.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

706,800 / 706,800

USE VALUE:

706,800 / 706,800

ASSESSED:

706,800 / 706,800



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
34		NICOD ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	YU HANG	
Owner 2:	CUI CHUNXIAO	
Owner 3:		

Street 1:	34 NICOD ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER	
Owner 1:	WANG LEYI & -
Owner 2:	YANG JR SHIUMAN -

Street 1:	34 NICOD ST
Twn/City:	ARLINGTON

St/Prov:	MA
Postal:	02476
Cntry:	
Own Occ:	Y
Type:	

NARRATIVE DESCRIPTION	
This parcel contains 6,923 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Wood Shingle Exterior and 1484 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	1
Street	
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Influ	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class
	%
	Spec Land
	J Code
	Fact
	Use Value
	Notes

101	One Family	6923	Sq. Ft.	Site	0	70.	0.91	6														

IN PROCESS APPRAISAL SUMMARY										Legal Description		User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value					Legal Description		User Acct	
101	6923.000	266,600	800	439,400	706,800							117652	
										GIS Ref			
										GIS Ref			
										Insp Date			
										06/26/18			

Total Card	0.159	266,600	800	439,400	706,800					Entered Lot Size	
Total Parcel	0.159	266,600	800	439,400	706,800					Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	476.28	/Parcel:	476.2				Land Unit Type:	

Source:	Market Adj Cost	Total Value per SQ unit /Card:	476.28	/Parcel:	476.2					Parcel ID	
										175.0-0006-0005.0	

Source:	Market Adj Cost	Total Value per SQ unit /Card:	476.28	/Parcel:	476.2					175.0-0006-0005.0	
										Parcel ID	

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